

United States Bankruptcy Court
Northern District of Ohio

In re:
Richard M. Osborne
Debtor

Case No. 17-17361-aih
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0647-1

User: mgaug
Form ID: pdf853

Page 1 of 2
Total Noticed: 19

Date Rcvd: Nov 27, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 29, 2018.

db +Richard M. Osborne, 7265 Markell Road, Waite Hill, OH 44094-9312
aty +Frederic P. Schweg, 2705 Gibson Drive, Rocky River, OH 44116-3008
cr +Gregory M. Dennin, Dennin & Dennin, 2745 Main Street, Lake Placid, NY 12946-3559
cr +CSX Transportation, Inc., c/o McGuireWoods LLP, 50 N. Laura Street, Suite 3300,
Jacksonville, FL 32202-3661
cr +Center Street School Condominiums and coachhouses, Kaman & Cusimano, LLC,
50 Public Square Suite 2000, Cleveland, OH 44113-2215
cr +Chicago Title Insurance Company, 2533 North 117th Avenue, Omaha, NE 68164-3679
cr Citizens Bank, N.A., c/o Michael S. Tucker, Esq., 1660 West 2nd Street, Suite 1100,
Cleveland, OH 44113-1448
cr +City of Willoughby, One Public Square, Willoughby, OH 44094-7827
cl +Diane M. Osborne, 8255 Morley Road, Mentor, OH 44060-8033
cr +Estate of Jerome T. Osborne, c/o Kirk W. Roessler, Esq., 1301 East Ninth Street Suite 3500,
Cleveland, OH 44114-1838
cr +First National Bank of Pennsylvania, c/o Buckingham, Doolittle & Burroughs,
1375 East 9th Street Suite 1700, Cleveland, OH 44114-1790
res +Home Savings Bank, Successor by Merger to The Home, 275 Federal Plaza West,
Youngstown, OH 44503-1200
intp +Lakeland Community College, c/o Alison L. Archer, Assistant Attorney General,
615 W. Superior Ave., 11th Floor, Cleveland, OH 44113-1899
cr +Michael E. Osborne, Sr., 7670 Tyler Blvd., Mentor, OH 44060-4853
cr +Ohio Department of Taxation, c/o William C. Huffman, 24441 Detroit Road, Suite 300,
Westlake, OH 44145-1543
app +Scott Hivnor, Advanced Appraisal Services, 37721 Vine Street Suite 3,
Willoughby, OH 44094-6256
cr +The Huntington National Bank, c/o Timothy P. Palmer, Esq., Buchanan Ingersoll & Rooney PC,
One Oxford Centre 20th floor, Pittsburgh, PA 15219-1400

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
E-mail/Text: TRBANKRUPTCY@CUYAHOGACOUNTY.US Nov 27 2018 22:47:00 Cuyahoga County Treasurer,
2079 East Ninth Street, Cleveland, OH 44115
intp +E-mail/Text: ecf@buckleyking.com Nov 27 2018 22:44:26 Zachary B Burkons,
c/o Buckley King LPA, 600 Superior Ave., Suite 1400, Cleveland, OH 44114-2693
TOTAL: 2

***** BYPASSED RECIPIENTS (undeliverable, * duplicate) *****
cr Bank of America, N.A.
cr Mentor Lumber & Supply Co.
cr Nationwide Mutual Fire Insurance Company
cr Tax Ease Ohio, LLC

TOTALS: 4, * 0, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 29, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 27, 2018 at the address(es) listed below:

Adam S. Baker on behalf of Creditor Michael E. Osborne, Sr. abakerlaw@sbcglobal.net,
adam@bakerlaw.us; abakerlaw@gmail.com
Alison L. Archer on behalf of Interested Party Lakeland Community College
alison.archer@ohioattorneygeneral.gov,
Trish.Lazich@ohioattorneygeneral.gov; angelique.dennis-noland@ohioattorneygeneral.gov
Andrew M. Tomko on behalf of Creditor Tax Ease Ohio, LLC atomko@sandhu-law.com,
bklnotice@sandhu-law.com

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Austin B. Barnes, III on behalf of Creditor Tax Ease Ohio, LLC abarnes@sandhu-law.com, bklnotice@sandhu-law.com
Christopher J. Klym on behalf of Creditor Ohio Department of Taxation bk@hkhkwlaw.com
David M. Neumann on behalf of Interested Party Zachary B Burkons dneumann@meyersroman.com, jray@meyersroman.com;mnnowak@meyersroman.com
David T. Brady on behalf of Creditor Tax Ease Ohio, LLC DBrady@Sandhu-Law.com, bklnotice@sandhu-law.com
Dennis J. Kaselak on behalf of Claimant Diane M. Osborne dkaselak@peteribold.com, Cynthia@peteribold.com
Frederic P. Schwieg on behalf of Attorney Frederic P. Schwieg fschwieg@schwieglaw.com
Frederic P. Schwieg on behalf of Debtor Richard M. Osborne fschwieg@schwieglaw.com
Gregory P. Amend on behalf of Creditor First National Bank of Pennsylvania gamend@bdblawn.com, grichards@bdblawn.com
Jeffrey C. Toole on behalf of Interested Party Zachary B Burkons toole@buckleyking.com, young@buckleyking.com;heberlein@buckleyking.com;toolejr82560@notify.bestcase.com
John J. Rutter on behalf of Creditor Mentor Lumber & Supply Co. jrutter@ralaw.com
Kelly Neal on behalf of Creditor The Huntington National Bank kelly.neal@bipc.com, donna.curcio@bipc.com
Kirk W. Roessler on behalf of Creditor Estate of Jerome T. Osborne kroessler@walterhav.com, kballa@walterhav.com;slasalvia@walterhav.com
LeAnn E. Covey on behalf of Creditor Bank of America, N.A. bknotice@clunkchoose.com
Maria D. Giannirakis ust06 on behalf of U.S. Trustee United States Trustee maria.d.giannirakis@usdoj.gov
Matthew H. Matheney on behalf of Creditor First National Bank of Pennsylvania mmatheney@bdblawn.com, bhajduk@bdblawn.com
Melody Dugic Gazda on behalf of Respondent Home Savings Bank, Successor by Merger to The Home Savings & Loan Company of Youngstown, Ohio mgazda@hendersoncovington.com
Michael J. Sikora, III on behalf of Creditor Chicago Title Insurance Company msikora@sikoralaw.com, aarasmith@sikoralaw.com
Michael S. Tucker on behalf of Creditor Citizens Bank, N.A. mtucker@ulmer.com
Nathaniel R. Sinn on behalf of Creditor First National Bank of Pennsylvania nsinn@bdblawn.com, grichards@bdblawn.com
Rachel L. Steinlage on behalf of Interested Party Zachary B Burkons rsteinlage@meyersroman.com, jray@meyersroman.com;mnnowak@meyersroman.com;rbain@meyersroman.com
Richard W. DiBella on behalf of Creditor Nationwide Mutual Fire Insurance Company rdibella@dgmblaw.com
Robert D. Barr on behalf of Creditor Chicago Title Insurance Company rbarr@koehler.law, rbarr@koehler.law
Scott R. Belhorn ust35 on behalf of U.S. Trustee United States Trustee Scott.R.Belhorn@usdoj.gov
Shannon M. McCormick on behalf of Creditor Center Street School Condominiums and coachhouses Unit Owners' Association, Inc. bankruptcy@kamancus.com
Stephen John Futterer on behalf of Creditor City of Willoughby sjfutterer@sbcglobal.net, r43087@notify.bestcase.com
Stephen R. Franks on behalf of Creditor Bank of America, N.A. amps@manleydeas.com
Timothy P. Palmer on behalf of Creditor The Huntington National Bank timothy.palmer@bipc.com, donna.curcio@bipc.com

TOTAL: 30

The court incorporates by reference in this paragraph and adopts as the findings and orders of this court the document set forth below. This document was signed electronically on November 26, 2018, which may be different from its entry on the record.

IT IS SO ORDERED.

Dated: November 26, 2018




ARTHUR I. HARRIS
UNITED STATES BANKRUPTCY JUDGE

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF OHIO
EASTERN DIVISION (CLEVELAND)**

In re:)	Case No 17-17361-MFRFS
)	
Richard M. Osborne)	Chapter 11
)	
Debtor(s).)	Judge Arthur I. Harris
)	
)	<u>ORDER GRANTING TAX EASE OHIO,</u>
)	<u>LLC'S MOTION FOR RELIEF FROM</u>
)	<u>STAY AND ABANDONMENT AS IT</u>
)	<u>RELATES TO THE REAL PROPERTY</u>
)	<u>LOCATED AT 730 COLUMBIA ROAD,</u>
)	<u>WESTLAKE, OH 44145 (DOCKET #260)</u>

This matter came to be considered on the Motion for Relief from Stay and Abandonment ("the Motion") filed by Tax Ease Ohio, LLC, ("Creditor") (Docket #269). Creditor has alleged that good cause for granting the Motion exists, and Debtor(s), counsel for Debtor(s), the Chapter 13 Trustee and all other necessary parties were served with the Motion, and with notice of the hearing date on the Motion. No party filed a response or otherwise appeared in opposition to the Motion, or all responses have been withdrawn. For these reasons, it is appropriate to grant the relief requested.

IT IS, THEREFORE, ORDERED that the Motion is granted. The automatic stay imposed by § 362 of the Bankruptcy Code is terminated with respect to the Creditor, its successors and assigns., in regards to the property located at 730 Columbia Road, Westlake, OH 44145.

IT IS FURTHER, ORDERED that the Chapter 11 Trustee is authorized and directed to abandon the property located at 730 Columbia Road, Westlake, OH 44145.

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SUBMITTED BY:

/s/Andrew M. Tomko
David T. Brady (0073127)
Suzanne M. Godenswager (0086422)
Andrew M. Tomko (0090077)
Austin B. Barnes III (0052130)
Brian S. Gozelanczyk (0090858)
Sandhu Law Group, LLC
1213 Prospect Avenue, Suite 300
Cleveland, OH 44115
216-373-1001
216-373-1002
atomko@sandhu-law.com
Attorney for Tax Ease Ohio, LLC

CERTIFICATE OF SERVICE

Copies to via ECF:

Frederic P. Schwieg
fschwieg@schwieglaw.com
Attorney for Debtor

United States Trustee-Maria D. Giannirakis
maria.d.giannirakis@usdoj.gov
Chapter 11 Trustee

and by regular U.S. mail, postage prepaid, to:

Richard M. Osborne
7265 Markell Road
Waite Hill, OH 44094

Cuyahoga County Treasurer
2079 East 9th Street
Cleveland, Ohio 44115